

February 7, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 7, 2017**

DRAFT

The Zoning Commission of the City of San Antonio meets in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:06 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

Absent: Greer

Olga Valadez, World-Wide Languages, translator was present.

- Item 1** Resolution appointing a member of the Zoning Commission to the Planning Commission Technical Advisory Committee.

COMMISSION ACTION

Commissioner Diaz-Sanchez nominated Cecilia Garcia for the Planning Commission Technical Advisory Committee (TAC) primary representative and was seconded by Commissioner Kamath.

ALL VOTED IN AFFIRMATIVE.

Commissioner Garcia nominated Grace Rose-Gonzales for the Planning Commission Technical Advisory Committee (TAC) alternate representative and was seconded by Commissioner Briones.

ALL VOTED IN AFFIRMATIVE.

COMBINED HEARING:

- Item 6** **ZONING CASE # Z2017035 (Council District 8):** A request for a change in zoning from "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1.5 MSAO-1 MLOD-1" Mid-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff recommends Approval. (Associated Plan Amendment 17020)
Staff mailed 21 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Dominion Homeowner Association is in favor.

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COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 7 ZONING CASE # Z2017040 (Council District 1):** A request for a change in zoning "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3 R H HS AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Significant Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on the North 35 feet of Lot 26 & the South 25 feet of Lot 27, Block 4, NCB 902 and to "IDZ H HS AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 43, NCB 903, and to "IDZ H AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the W 125 feet of the North 34.5 feet of 44, NCB 903; located at 712 South St. Mary's Street, 516 South Presa Street, and 520 South Presa Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the King William Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 8 ZONING CASE # Z2017044 CD (Council District 8):** A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District to "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use

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for a Nightclub without cover charge 3 or more days a week on Lot 5, Block 13, NCB 15825, located at 5138 UTSA Boulevard. Staff recommends Approval with Conditions.

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition. Staff stated a nearby homeowners association is not opposing the project.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval with the following conditions:

1. The nightclub use is restricted to no more than 5000 square feet.
2. Hours of Operations shall not start before 5:00 pm.
3. No outdoor seating, music or live entertainment.
4. Fencing adjacent to residential uses.
5. Lighting shall be directed away from residential uses.
6. Food sales shall compose of 5% of gross revenue.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017048 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Block 7, NCB 734, located at 1200 South Presa Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition, and the Lavaca Neighborhood Association is not opposed to the project.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Commissioner Nix recused himself from case Z2017047 at 1:16 pm.

- Item 9 ZONING CASE # Z2017047 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17015)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Nix re-entered the Zoning Commission meeting.

REQUESTED CONTINUANCES

- Item 2 ZONING CASE # Z2016040 ERZD (Council District 9):** A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16010)

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, and 14 returned in opposition.

Kristyn Ramirez, representative, requested a continuance to February 21, 2017

No citizens appeared to speak.

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COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez for a continuance to February 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 3 (Continued from 01/17/17) ZONING CASE # Z2017018 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment 17008)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 9 returned in opposition.

Jerry Arredondo, representative, requested a continuance to February 21, 2017.

The following citizens appeared to speak:

Patricia Engelke, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Briones for a continuance to February 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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INDIVIDUAL CONSIDERATION

Item 4 (Continued from 01/17/2017) **ZONING CASE # Z2017027 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for two duplexes on Lot 11, Block 2, NCB 1370, located at 912 Dawson Street and 101 Florence Street. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and Dignowity Hills Neighborhood Association is in opposition.

Joseph Scott Turner, applicant, stated he has met the neighborhood association to address questions and concerns regarding the planned project for a multi-family with two (2) duplexes on the property.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill Neighborhood Association, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Briones to recommend Denial.

AYES: Head, Briones

NAY: Romero, Diaz-Sanchez, McGhee, Kamath, Rosalez, Rose-Gonzales, Nix, Garcia

THE MOTION FAILED

MOTION TO RECONSIDER

A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez to reconsider.

AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: Head

THE MOTION CARRIED

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2nd MOTION

A motion was made by Commissioner Garcia and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: Head

THE MOTION CARRIED

Item 5 ZONING CASE # Z2017032 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District to "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex; "RM-5" Residential Mixed District; "RM-6" Residential Mixed District; "MF-18" Limited Density Multi-Family District; "IDZ" Infill Development Zone District for a Residential Single-Family; "IDZ" Infill Development Zone District for a Duplex; "IDZ" Infill Development Zone District for a Triplex; "IDZ" Infill Development Zone District with uses permitted in "R-5" Residential Single-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District; "C-1" Light Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Bar; "C-2 CD" Commercial District with a Conditional Use for a Warehouse; "C-2 CD" Commercial District with a Conditional Use for Auto Repair; "C-2 CD" Commercial District with a Conditional Use for Wood Products Manufacturing on 27.91 acres out of NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562, and NCB 3563, located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south. The existing "AHOD" Airport Hazard Overlay District, and "HL" Historic Landmark District, remains unchanged for the project area. Staff recommends Approval.

Staff mailed 122 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

John Osten, Senior Planner, City of San Antonio, presented a presentation to the Zoning Commission with the background information of the subject properties; he presented maps with the current zoning and the proposed re-zoning request. He stated the city has had many meetings with the surrounding community for questions and concerns.

The following citizens appeared to speak:

Jesus Uresti, spoke with concerns about the re-zoning process.

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Chairwoman Romero stopped Z2017032 CD case hearing at 2:20 pm to give the City staff the opportunity to meet with the community citizens in the audience for additional questions and concerns regarding the re-zoning.

Chairwoman Romero stated the Zoning Commission will proceed to the next case Z2017049.

Item 11 ZONING CASE # Z2017049 (Council District 3): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.6142 acres out of NCB 3815 and NCB 3819 and “O-1 AHOD” Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17014)

Staff mailed 43 notices to the surrounding property owners, 7 returned in favor, 0 returned in opposition, and no response from the Highland Park Neighborhood Association.

James Griffin, representative, presented a presentation to the Zoning Commission, regarding the planned project of a Family Dollar for the subject property. The representative stated he has met with the surrounding community to address questions and concerns.

The following citizens appeared to speak:

Michael Arrington, presented a presentation board to the Zoning Commission showing particularly where the dollar stores are located in the area surrounding the subject property.

Steven Moreno, yielded minutes to Michael Arrington.

Jose Martinez, Highland Park Neighborhood Association, spoke in opposition.

Richard Medellin, requested a continuance be made for more time to work together with the representative.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Garcia to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Commissioner Briones left the Zoning Commission meeting at 3:06 p.m.

Chairwoman Romero called Zoning Case Z2017032 CD to resume at 3:06 pm.

Item 5 ZONING CASE # Z2017032 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District to "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex; "RM-5" Residential Mixed District; "RM-6" Residential Mixed District; "MF-18" Limited Density Multi-Family District; "IDZ" Infill Development Zone District for a Residential Single-Family; "IDZ" Infill Development Zone District for a Duplex; "IDZ" Infill Development Zone District for a Triplex; "IDZ" Infill Development Zone District with uses permitted in "R-5" Residential Single-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District; "C-1" Light Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Bar; "C-2 CD" Commercial District with a Conditional Use for a Warehouse; "C-2 CD" Commercial District with a Conditional Use for Auto Repair; "C-2 CD" Commercial District with a Conditional Use for Wood Products Manufacturing on 27.91 acres out of NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562, and NCB 3563, located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south. The existing "AHOD" Airport Hazard Overlay District, and "HL" Historic Landmark District, remains unchanged for the project area. Staff recommends Approval.

Staff mailed 122 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

John Osten, Senior Planner, City of San Antonio, presented a presentation to the Zoning Commission with the background information of the subject properties; he presented maps with the current zoning and the proposed re-zoning request. He stated the city has had many meetings with the surround community for questions and concerns.

The following citizens appeared to speak:

Jesus Uresti, stated all his concerns and questions were addressed by City staff and has no issue with the proposed re-zoning.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

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COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 12 Consideration of the January 17, 2017 Zoning Commission Minutes

Chairwoman Romero motioned for approval of the minutes as amended and all the Commissioners voted in the affirmative.

Director's Report:

There being no further business, the meeting was adjourned at 3:18 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director